

# Notice of meeting and agenda

## Development Management Sub-Committee of the Planning Committee

**10:00am, Wednesday 25 April 2018**

Dean of Guild Court Room, City Chambers, High Street, Edinburgh

This is a public meeting and members of the public are welcome to attend.

### Contacts

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## 1. Order of business

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- 1.1 Including any notices of motion, hearing requests from ward councillors and any other items of business submitted as urgent for consideration at the meeting.
- 1.2 Any member of the Council can request a Hearing if an item raises a local issue affecting their ward. Members of the Sub-Committee can request a presentation on any item in part 4 of the agenda. Members must advise Committee Services of their request by no later than **10.00am on Monday 23 April 2018** (see contact details in the further information section at the end of this agenda).
- 1.3 If a member of the Council has submitted a written request for a hearing to be held on an application that raises a local issue affecting their ward, the Development Management Sub-Committee will decide after receiving a presentation on the application whether or not to hold a hearing based on the information submitted. All requests for hearings will be notified to members prior to the meeting.

## 2. Declaration of interests

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- 2.1 Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

## 3. Minutes

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- 3.1 Development Management Sub-Committee of 7 March 2018 (circulated) - submitted for approval as a correct record

## 4. General Applications, Miscellaneous Business and Pre-Application Reports

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**The key issues for the Pre-Application reports and the recommendation by the Chief Planning Officer or other Chief Officers detailed in their reports on applications will be approved without debate unless the Clerk to the meeting indicates otherwise during “Order of Business” at item 1**

- 4.1 50 Baberton Avenue, Juniper Green, Edinburgh (Land 48 Metres West Of) – Construction of four new dwelling houses, including excavation to level site - application no 17/04719/FUL – report by the Chief Planning Officer (circulated)  
It is recommended that this application be **GRANTED**.

- 4.2 16 Barnton Park View, Edinburgh – Create Enclosure (in retrospect) – application no 18/00095/FUL – report by the Chief Planning Officer (circulated)  
It is recommended that this application be **REFUSED and ENFORCED**.
- 4.3 50 Broughton Street, Edinburgh – Proposed change of use from Grocer's shop to unlicensed takeaway. Fit new door and erection of flue both on rear elevation (as amended) - application no 17/00629/FUL – report by the Chief Planning Officer (circulated)  
It is recommended that this application be **GRANTED**.
- 4.4 1 Cliftonhall Road, Newbridge – Illuminated Hoarding Signs x2 - application no 18/00210/ADV – report by the Chief Planning Officer (circulated)  
It is recommended that this application be **GRANTED**.
- 4.5 14 Cumberland Street South East Lane, Edinburgh (Land 8 Metres West Of) - Construction of mews property for use of Theosophical Society in Scotland Charity SCIO - Class 10 non-residential institution - application no 17/04898/FUL – report by the Chief Planning Officer (circulated)  
It is recommended that this application be **GRANTED**.
- 4.6 137 Drum Street, Candlemaker's Park, Edinburgh (Land 126 Metres North Of) – Approval of matters specified in conditions application for residential development including associated roads and landscaping (matters listed in condition one of planning consent 14/01238/PPP) - application no 17/05802/AMC– report by the Chief Planning Officer (circulated)  
It is recommended that this application be **APPROVED**.
- 4.7 236 Gorgie Road, Edinburgh – Forthcoming application by Scotmid Co-operative / Structured House (Edinburgh West) Ltd for the demolition of existing (Class 1) retail store and erection of purpose-built student accommodation (Sui Generis) with (Class 1) retail on the ground floor level - application no 18/00851/PAN – report by the Chief Planning Officer (circulated)
- 4.8(a) 32 - 36 Great King Street, Edinburgh – Change of Use + alteration of existing hotel to form 9x dwellings; works include single storey extensions to rear + associated external works to form private gardens with access from adjacent parking area (as amended) - application no 17/05879/FUL – report by the Chief Planning Officer (circulated)  
It is recommended that this application be **GRANTED**.
- 4.8(b) 32 - 36 Great King Street Edinburgh – Change of Use + alteration of existing hotel to form 9x dwellings; works include single storey extensions to rear + associated external works to form private gardens with access from adjacent parking area (as amended) - application no 17/05880/LBC – report by the Chief Planning Officer (circulated)  
It is recommended that this application be **GRANTED**.

- 4.9 540A Lanark Road, Edinburgh – Extension of Existing Class 2 Use Premises to form new Class 3 Hot Food Takeaway (Sui Generis). (Change of Use from Bank Class 2 to Class 1 is permitted development) - application no 17/04434/FUL – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

- 4.10 Leith Street, Edinburgh (Bus Shelters) – Double sided advertisement panel forming part of a new bus shelter - application no 17/05303/ADV – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

- 4.11 Leith Street, Edinburgh (Bus Shelters) – Foster bus shelter unit incorporating illuminated double digital display double sided advertising screen - application no 17/05443/ADV – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

- 4.12 Leith Street, Edinburgh (Bus Shelters) – Foster bus shelter unit incorporating illuminated double digital display double sided advertising screen - application no 17/05444/ADV – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

- 4.13 Leith Street, Edinburgh (Bus Shelters) – Foster bus shelter unit incorporating illuminated double digital display double sided advertising screen - application no 17/05445/ADV – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

- 4.14 156, 158B, 160 And 162 Leith Walk, Edinburgh – Forthcoming application by Drum (Steads Place) Ltd for the demolition of existing buildings and erection of a mixed use development including affordable housing (flats), post graduate student accommodation, hotel (Class 7), restaurant (Class 3), space for potential community (Class 10 & 11), retail (Class 1), public house or commercial uses (Class 2 & 4). Includes associated infrastructure, landscaping and car parking - application no 18/01015/PAN – report by the Chief Planning Officer (circulated)

- 4.15 Lochside Way, Edinburgh (Land Adjacent To) – Forthcoming application by Parabola Edinburgh Ltd for PPP proposing the development of the southern phase of Edinburgh Park to comprise a mix of uses including offices (Class 4), residential (Class 9 houses & Sui Generis flats), creche (Class 10) leisure (Class 11), hotel (Class 7), ancillary Class 1, 2 and 3, energy centre, car parking, landscaping and associated works - application no 18/01012/PAN – report by the Chief Planning Officer (circulated)

- 4.16 142 Lothian Road, Edinburgh – Erection of additional office floor with adjusted elevational details and plant area - application no 17/05827/FUL– report by the Chief Planning Officer (circulated)

It is recommended that this application be **REFUSED**.

- 4.17 6 - 8 Market Street, Edinburgh – Application to Discharge the Planning Obligation (Section 75 Agreement) attached to granting of planning permission 14/04962/FUL - application no 17/03909/OBL– report by the Chief Planning Officer (circulated)

It is recommended that this application be **ACCEPTED** and the agreement be discharged

- 4.18 New Street, Edinburgh (Land Adjacent To) – To discharge various obligations in S75 agreement (2013) - application no 17/05746/OBL – report by the Chief Planning Officer (circulated)

It is recommended that this application be **ACCEPTED** and the agreement be discharged

- 4.19 New Street, Edinburgh (Land Adjacent To) – To discharge various obligations in S75 agreement (2014) - application no 17/05747/OBL – report by the Chief Planning Officer (circulated)

It is recommended that this application be **ACCEPTED** and the agreement be discharged

- 4.20 80 Newcraighall Road, Edinburgh (Proposed Advertising 69 Metres North Of) – Internally illuminated LED 48 sheet advertisement hoarding in landscape orientation - application no 18/00810/ADV – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

- 4.21 63 Nile Grove, Edinburgh – Sub-divide basement from ground floor to form separate dwelling. Internal alterations to basement floor layout. Form external glazed french doors from ground floor with new access staircase to rear garden. Form new entrance doorway from enlarged existing window opening at basement level - application no 18/00594/FUL – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

- 4.22 6 Pilton Drive North, Edinburgh (Advertising Hoarding 8 Metres North Of) – Internally LED illuminated 48 sheet digital advertisement in landscape orientation - application no 18/00526/ADV – report by the Chief Planning Officer (circulated)

It is recommended that this application be **REFUSED**.

- 4.23 67 Whitehill Street, Musselburgh (Newcraighall Primary School) – Installation of modular unit building to provide 3 no. classrooms and associated ancillary spaces. Demolition of existing temporary unit with area made good to form additional play area (as amended) - application no 17/05955/FUL – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

- 4.24 West Register Street, Edinburgh – Stopping Up Order - reference no PO/18/01 – report by the Chief Planning Officer (circulated)

It is recommended that the Order is **CONFIRMED**.

## 5. Returning Applications

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**These applications have been discussed previously by the Sub-Committee. A decision to grant, refuse or continue consideration will be made following a presentation by the Chief Planning Officer and discussion on each item.**

- 5.1 GF 2 Stoneycroft Road, South Queensferry – Demolition of existing building on site and erection of five terraced townhouses on sloping site- application no 16/04716/FUL – report by the Chief Planning Officer (circulated)

It is recommended that this application be **REFUSED**.

## 6. Applications for Hearing

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**The Chief Planning Officer has identified the following applications as meeting the criteria for Hearings. The protocol note by the Head of Strategy and Insight sets out the procedure for the hearing.**

- 6.1 1 Riccarton Mains Cottages, Riccarton Mains Road, Currie (Land 320 Metres Southeast Of) – Protocol Note by the Head of Strategy and Insight (circulated)
- 6.2 1 Riccarton Mains Cottages, Riccarton Mains Road, Currie (Land 320 Metres Southeast Of) – Residential development (class 9), flats (sui generis) (including affordable housing provision, university halls of residence), neighbourhood centre inc. retail (class 1), services (class 2), food and drink (class 3), non-residential (class 10) and assembly and leisure (class 11) with associated access, parking, open space, public realm and infrastructure works (inc. demolition of overhead and relaying of power lines)– application no 16/05217/PPP – report by the Chief Planning Officer (circulated)

It is recommended that this application be **REFUSED**.

## **7. Applications for Detailed Presentation**

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**The Chief Planning Officer has identified the following applications for detailed presentation to the Sub-Committee. A decision to grant, refuse or continue consideration will be made following the presentation and discussion on each item.**

- 7.1 1 Craigpark, Ratho, Newbridge (Craigpark Quarry) – Outdoor leisure complex incl. water sport and training facilities infrastructure, access (pedestrian and vehicular), landscaping and ancillary works (full planning permission), ancillary class 1 (retail)+class 3 (food and drink) uses, tourism accommodation facilities (PPP) – application no 17/02471/FUL – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

## **8. Returning Applications Following Site Visit**

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**These applications have been discussed at a previous meeting of the Sub-Committee and were continued to allow members to visit the sites. A decision to grant, refuse or continue consideration will be made following a presentation by the Chief Planning Officer and discussion on each item.**

- 8.1 None.

### **Laurence Rockey**

Head of Strategy and Insight

### **Committee Members**

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Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Dixon, Gordon, Graczyk, Griffiths, Mitchell, Mowat, Osler and Staniforth.

### **Information about the Development Management Sub-Committee**

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The Development Management Sub-Committee consists of 11 Councillors and usually meets twice a month. The Sub-Committee usually meets in the Dean of Guild Room in the City Chambers on the High Street in Edinburgh. There is a seated public gallery and the meeting is open to all members of the public.

## Further information

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A summary of the recommendations on each planning application is shown on the agenda. Please refer to the circulated reports by the Chief Planning Officer or other Chief Officers for full details. Online Services – planning applications can be viewed online by going to [view planning applications](#) – this includes letters of comments received.

The items shown in part 6 on this agenda are to be considered as a hearing. The list of organisations invited to speak at this meeting are detailed in the relevant Protocol Note. The Development Management Sub-Committee does not hear deputations.

The Sub-Committee will only make recommendations to the full Council on these applications as they are major applications which are significantly contrary to the Development Plan.

If you have any questions about the agenda or meeting arrangements, please contact Committee Services, City of Edinburgh Council, Business Centre 2:1, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG, 0131 529 4210, email [committee.services@edinburgh.gov.uk](mailto:committee.services@edinburgh.gov.uk).

A copy of the agenda and papers for this meeting will be available for inspection prior to the meeting at the main reception office, City Chambers, High Street, Edinburgh.

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to <http://www.edinburgh.gov.uk/cpol>.

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